

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

## FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

ON

936 LEHUA  
936 Lehua Avenue  
Pearl City, Oahu, Hawaii

REGISTRATION NO. 1406 (CONVERSION)

### **IMPORTANT — Read This Report Before Buying**

#### **This Report Is Not an Approval or Disapproval of This Condominium Project**

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: November 3, 1981  
Expires: December 3, 1982

#### SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MARCH 31, 1981 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF OCTOBER 7, 1981. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 1406 dated July 14, 1981, the Developer has forwarded additional information reflecting changes which have been made in the documents for the project.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and issuance of this Final Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, By-laws of the Association of Apartment Owners and a copy of the approved Floor Plans) have been recorded in the Bureau of Conveyances of the State of Hawaii.

The Declaration of Horizontal Property Regime dated March 16, 1981, with By-laws attached, was recorded in Book 15725, Page 251.

The approved Plans showing the layout, location, apartment numbers, etc. have been designated Condominium File Plan No. 818.

4. Advertising and promotional matters have been submitted pursuant to the rules and regulations promulgated by the Commission.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Rules and Regulations which relate to Horizontal Property Regime.

6. This Final Public Report automatically expires thirteen (13) months after date of issuance, November 3, 1981, unless a Supplementary Public Report is issued or the Commission upon review or registration issues an order extending the effective period of this report.

7. This Final Public Report amends the Commission's Preliminary Public Report, and is made a part of the registration on 936 Lehua condominium project. The Developer has the responsibility of placing true copies of this Final Public Report (white paper stock), the Preliminary Public Report (yellow paper stock) and the Disclosure Abstract in the hands of all purchasers. Securing a signed copy of the Receipt therefor from each purchaser is also the responsibility of the Developer.

Except for certain information reflected under the topical headings DESCRIPTION OF PROJECT, COMMON ELEMENTS, ENCUMBRANCES AGAINST TITLE, and PURCHASE MONEY HANDLING, all other information in the Preliminary Public Report issued July 14, 1981 remains unchanged.

DESCRIPTION OF PROJECT: The last paragraph under this topical heading has been changed by adding the underlined words as follows: The respective apartments shall not be deemed to include the undecorated or unfinished surface of the party walls, perimeter walls or interior loadbearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits, ducts or other utility lines running through such apartment, the same being deemed common elements as hereinafter provided.

COMMON ELEMENTS: Certain subparagraphs under this topical heading have been changed by the addition of the underlined wording as follows:

(b) All foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter walls and interior loadbearing walls, interior walls separating adjacent apartments, fencing and building roof.

(c) All yards, recreation areas, grounds, landscaping, refuse facilities, mailboxes and common laundry areas, including washers and dryers.

No other changes have been made to this topical heading.

ENCUMBRANCES AGAINST TITLE: A preliminary title report dated July 30, 1981, issued by Aloha Title Company, Inc., provides that the following are encumbrances against title to the property:

(a) For Taxes that may be due and owing and a lien on the land, reference is hereby made to the Office of the Tax Assessor of the First Division, City and County of Honolulu, Hawaii.

(b) Grant dated May 7, 1964, recorded in the Bureau in Book 4757 at Page 156, in favor of the CITY AND COUNTY OF HONOLULU, granting forever an easement to construct, etc., underground sewer pipe line or pipe lines, etc., through, under and across the parcel of land.

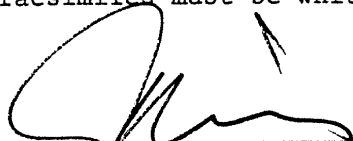
(c) Mortgage, Security Agreement and Financing Statement dated May 27, 1981, recorded in the Bureau in Book 15578 at Page 654, made by BTI VENTURES I, a Hawaii limited partnership, as Mortgagor, to AMERICAN SAVINGS AND LOAN ASSOCIATION, a Utah corporation, as Mortgagee.

(d) Financing Statement dated May 29, 1981, recorded in the Bureau in Book 15578 at Page 680, made by BTI VENTURES I, as Debtor, to AMERICAN SAVINGS AND LOAN ASSOCIATION, as Secured Party.

(e) Declaration of Horizontal Property Regime dated March 16, 1981, with Bylaws attached, recorded in the Bureau of Conveyances in Book 15725, Page 251; Condominium File Plan No. 818.

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The purchaser or prospective purchaser should be cognizant of the fact that this Final Public Report represents information disclosed by the Developer in the required Notice of Intention submitted March 31, 1981, and additional information submitted as of October 7, 1981.

THIS FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made part of REGISTRATION NO. 1406 filed with the Commission on March 31, 1981. The report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be white.

  
G. A. "RED" MORRIS, CHAIRMAN  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

Department of Finance  
Bureau of Conveyances  
Planning Department, County of Honolulu  
Federal Housing Administration  
Escrow Agent

REGISTRATION NO. 1406

Dated: November 3, 1981